

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		STOREY DR, LINCOLN

OWNERSHIP

Owner 1:	LECHTENBERG TR EDWARD L
Owner 2:	HARKAWAY TR JILL ELKA
Owner 3:	LECHTENBERG HARKAWAY NOM TR
Street 1:	27 STOREY DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2103 Type:

PREVIOUS OWNER

Owner 1:	LECHTENBERG EDWARD L -
Owner 2:	HARKAWAY JILL E -
Street 1:	27 STOREY DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2103

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									690						700	
101	ONE FAM		0.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									600						600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	665,500	1,400	1.960	647,700	1,314,600	1226
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 365.37						/Parcel: 365.37

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	665,500	1400	1.96	647,700	1,314,600	1,314,600	Year End Roll	9/28/2017
2017	101	FV	654,100	1400	1.96	641,300	1,296,800	1,296,800	Year End Roll	9/29/2016
2016	101	FV	635,700	1400	1.96	622,900	1,260,000	1,260,000	Year End Roll	1/14/2016
2015	101	FV	618,900	1400	1.96	576,500	1,196,800	1,196,800	Year End	10/2/2014
2014	101	FV	574,200	1400	1.96	537,300	1,112,900	1,112,900	Year End Roll	1/23/2014
2013	101	FV	563,000	1400	1.96	521,300	1,085,700	1,085,700	Year End Roll	10/25/2012
2012	101	FV	563,000	1400	1.96	541,300	1,105,700	1,105,700	Year End	1/26/2012
2011	101	FV	593,200	1400	1.96	559,700	1,154,300	1,154,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LECHTENBERG EDW	42139-181		3/1/2004	CONVENIENC	99	No	No			
HUGHES ROBERT C	30424-522		7/15/1999		795000	No	No			
ALEXANDER, RAND	24588-106		6/2/1994		687500	No	No			WIFE TO HUSBAND
CHERYL DYER ALE	21656-402		1/3/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/20/2009	4136	SCREENPR	22,000	C	6/1/2009			remove existing de
9/25/2001	2352	RENO-ADD	300,000	C	7/6/2002			2 story add, renov
9/2/1997	1263	SHED	2,300	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2009	PERMIT VISIT	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	M COLE
3/27/2000	MEAS+INSPCTD	600	PA
5/18/1999	M&L COMPLETE	602	D TUCKER
3/7/1998	MEAS/EXT INS	602	D TUCKER
1/30/1996	MEAS+INSPCTD	606	J SMITH
7/25/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

